

AGENDA
METROPOLITAN COUNCIL ZONING MEETING
Wednesday, November 17, 2021
4:00 PM
Metropolitan Council Chambers City Hall
Third Floor

ALL ITEMS ON THE ATTACHED AGENDA ARE PUBLIC HEARINGS

The rules for conducting such public hearings are as follows:

- 1) This is a public meeting. In accordance with Title 1, Sections 1.2(c)(9) and 1.7(a) of the Code of Ordinances, all items on this agenda are open for public comment. Members of the public desiring to speak on a particular item should refer to a meeting agenda and complete necessary information prior to the meeting using one of the monitors outside of the Metropolitan Council Chambers or by filling out a "request to speak" card indicating which item you wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has completed the card will be called on to speak for the amount of time so designated by the Pro-Tem.
- 2) The proponents will speak first, then the opponents. Each speaker will be allowed not more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.
- 3) The proponents will be allowed three minutes for rebuttal.
- 4) The Metropolitan Council Members may ask questions and make comments in accordance with applicable law but are urged to cooperate in an effort to spend no more than 30 minutes on any one zoning case.

CALL TO ORDER

ROLL CALL

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958," AS AMENDED SO AS TO:

1. 21-01171 **TND-1-07 Rouzan, Concept Plan Revision 16**
Revise to add six low density residential lots, on property located south of Perkins Road, east of Glasgow Avenue, on Tract RZ-1 of the Richland Plantation. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Racca)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meet the minimum criteria for a Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to defer to November 15 carried, 7-0
This item was deferred from October 20, 2021
[Application](#) [Staff Report](#) [Plans](#)

2. 21-01294 **PUD-2-21 Maple Cove, Concept Plan**
 To rezone from Rural to Planned Unit Development (PUD) for proposed low density, semi-detached residential development on property located on the north side of Burbank Drive, west of Portula Avenue, on Tracts A-2-A-1, A-2-A-2 and A-2-A-3 of the J.H. Jolisaint Property. Section 76, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to deny carried, 6-1
This item was deferred from October 20, 2021
[Application](#) [Staff Report](#) [Plans](#)
3. 21-01444 **PA-19-21 7860 Mickens Road**
 To amend the Comprehensive Land Use Plan from Commercial to Residential Neighborhood on property located on the south side of Mickens Road, west of Lanier Drive, on Tract X-2-A-1 of the Billy J. Buzbee Tract. Section 42, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
COMMISSION ACTION: Motion to approve carried, 7-0
Related to Case 82-21
[Application](#) [Staff Report](#)
4. 21-01445 **Case 82-21 7860 Mickens Road and 8100-8200 Glen Oaks Drive**
 To rezone from Heavy Commercial (C2) to Single Family Residential (A2) on property located on the south side of Mickens Road, west of Lanier Drive, on Tract B-2 of the former Glen Oaks, Inc Property and Tract X-2-A-1 of the Billy J. Buzbee Tract. Section 42, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
Related to PA-19-21
[Application](#) [Staff Report](#)
5. 21-01446 **Case 75-21 T-1340, T-1350, T-1360 Government Street, 519 Iberville Street and 524 South 14th Street**
 To rezone from Light Industrial (M1) to Light Commercial Two (LC2) and Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Government Street, between Iberville Street and South 14th Street, on Lots 1, 2, 3, 4 and 15 of Suburb Favrot, Square 343. Section 74, T7S, R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)
6. 21-01447 **Case 76-21 10404 Coursey Boulevard, Suite D**
 To rezone from Commercial Alcoholic Beverage (restaurant)(C-AB-1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Coursey Boulevard, east of Cedarcrest Avenue, on a portion of Tract Z-2-A of the former Ernest W. Doughty Property. Section 100, T7S, R1E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0

[Application](#) [Staff Report](#)

7. 21-01448 **Case 77-21 T-12611 Burbank Drive**
To rezone from Single Family Residential (A2.7) to Neighborhood Office (NO) on property located on the north side of Burbank Drive, south of Great Tern Avenue, on a portion of Tract F-1 of Willows at Bayou Fountain, Phase 2. Section 50, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

8. 21-01449 **Case 79-21 5170 Government Street**
To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2) on property located on the south side of Government Street, west of St. Tammany Street, on a portion of Lot 30 and 31 of Capital Heights, Square 15. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

9. 21-01450 **Case 81-21 14500-15000 Airline Highway**
To rezone from Rural and Light Commercial Three (LC3) to Heavy Commercial One (HC1) on property located on the south side of Airline Highway, east of Baringer Foreman Road, on a portion of Tract B-2-C-1-A-1 of the Daniel W. Baringer Property. Sections 51 & 52, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#)

10. 21-01451 **PUD-4-08 Woman's Hospital, Concept Plan Revision 6**
Proposed reallocation of low, medium and high density residential units on property located on the east side of Airline Highway (Hwy 61), east of Pecue Lane, on Tracts 1, 2, 3, 4-A-1, 4-A-2, 4-A-3, 4-B, 5-A, 5-B, 6, X-1-A, X-1-B, X-1-C-1, X-1-D-1-A, X-1-E of the Eola McCall Anderson Tract; Lots 1 through 140, CA-1 through CA-4, CA-6 through CA-14 and remainder of Tract X-1-C-2 of Materra Phase 1. Section 5, T8S, R2E; Section 32, T7S, R2E; GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
COMMISSION ACTION: Motion to approve carried, 7-0
[Application](#) [Staff Report](#) [Plans](#)

- 11.21-01452PUD-1-09L'Auberge, Concept Plan Revision 3
- Proposed reallocation of total acreage and revised land uses in Zone’s 1 through 6, absorbed Zone 7 into Zone 3, decreased LDR, increased MDR, increased commercial/office, and decreased open space on property located at the intersection of River Road and L’Auberge Crossing Drive, on Tracts A-1, A-2-A, A-2-B, A-3 and B-1 of the PNK Partnership Property; Tracts A, C-1, C-2, D, X and Y of Longwood Plantation. Sections 40, 41, 43, 44 and 77, T8S, R1E, GLD, EBRP, LA (Council District 3 - Gaudet)
- PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
- COMMISSION ACTION: Motion to approve carried, 7-0
- [Application](#) [Staff Report](#) [Plans](#)

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